



49 High Street, Hythe, Kent CT21 5AD



**INISHEER,  
BERWICK LANE, LYMPNE**

**£580,000 Freehold**

Situated on a peaceful cul-de-sac in a desirable village location, this substantial detached house offers well proportioned accommodation including a generous sitting room, kitchen/dining room, conservatory, 4 bedrooms (1 en-suite) and a study. There is an attached garage, ample parking and a seclude garden. EPC D



**Inisheer**  
**Berwick Lane, Lympne CT21 4JX**

**Entrance Hall, Sitting Room, Kitchen/Dining Room,  
Conservatory, Cloakroom,  
Four Bedrooms (one En-Suite), Study, Bathroom,  
Garage, Parking, Gardens to Front and Rear**

**DESCRIPTION**

Enviably situated on a peaceful cul-de-sac, Inisheer is a substantial detached family house offering spacious and versatile accommodation which is attractively presented throughout. The welcoming entrance hall leads to a particularly generous sitting room which is flooded with light from its large picture window overlooking the front garden, the pleasant kitchen/dining room spans the width of the rear of the property, incorporates a contemporary kitchen installation and opens onto the conservatory which is a glorious addition to the property and unites the house with its delightful garden. There is also a cloakroom completing the ground floor. On the first floor there are four very comfortable bedrooms, the principal room with an en-suite shower room and the rear bedroom with an adjoining sitting room/study. There is also a family bathroom.

To the front of the house the attractive garden incorporates a generous driveway providing ample off road parking and leading to a large covered parking area before the attached garage. The rear garden is delightfully secluded and enjoys a wonderful leafy backdrop.

**SITUATION**

The property is situated on a peaceful and well regarded cul-de-sac close to the centre of the popular village of Lympne with its newsagent/post office, church, village hall, pub and Castle (the historic Lympne Castle which has a bar and restaurant open to the public). There is a popular village primary school and bus stops nearby provide easy access to secondary schools in Folkestone and Hythe.

The Cinque Ports Town of Hythe, approximately 3 miles distant, provides a wide range of amenities including 4 supermarkets (including Waitrose, Sainsburys and Aldi), a vibrant High Street with various independent shops, boutiques, cafes and restaurants, together with a selection of sports and leisure facilities, golf courses, swimming pool, etc.

The motorway network (M20 Junction 11) is within a short driving distance of the property (approx 3 miles), the Channel Tunnel Terminal (4 miles), the ferry port of Dover (10 miles) and Ashford International Passenger Station (12 miles). There is also a main line railway station at Westenhanger (1 mile) down the road, with regular commuter services to London and the High Speed Link trains are available at Folkestone (West or Central) or Ashford.

The accommodation comprises:

**ENTRANCE HALL**

Entered via a UPVC and obscured double glazed door with coordinating panel to side, staircase to 1st floor, radiator, doors to

**SITTING ROOM**

Attractive painted fireplace surround with Italian marble insert and hearth with coal effect gas fire and baxi back boiler, three wall light points, coved ceiling, decorative ceiling

rose, double glazed picture window to front overlooking the garden, radiator.

### **DINING ROOM**

Access to understairs storage cupboard, coved ceiling, double glazed sliding patio doors opening to and looking through the conservatory to the garden beyond, radiator, open plan to:

### **KITCHEN**

Well fitted with a comprehensive range of contemporary base cupboard and drawer units incorporating recesses and plumbing for washing machine and dishwasher, square edged marble effect worktops inset with 1 1/2 bowl stainless steel sink and drainer unit with mixer tap and waste disposal unit, four burner halogen hob, tiled splashback's, range of coordinating wall cupboards incorporating extractor hood above the hob, integrated eyelevel double oven/grill, integrated fridge and freezer, cupboard housing factory lagged hot water cylinder, peninsula unit creating a breakfast bar and a divide between the kitchen and dining room, double glazed casement door and window opening to and looking through the conservatory to the garden beyond.

### **CONSERVATORY**

Of UPVC and double glazed construction above a brick built base and beneath a double glazed roof, tiled floor, windows to all sides and pair of double glazed casement doors opening to and overlooking the garden, radiator.

### **CLOAKROOM**

Low-level WC, wash basin with vanity cupboard below, obscured double glazed window to rear, heated ladder rack towel rail.

### **FIRST FLOOR LANDING**

Access to loft space, doors to:

### **BEDROOM**

Fitted with a comprehensive range of built-in wardrobe cupboards with mirrored doors and coordinating bedside tables and shelving,

further walk-in wardrobe cupboard, coved ceiling, double glazed window to front, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Tiled shower enclosure, low-level WC, wash basin with mixer tap and vanity cupboard below, mirrored vanity cupboard above, tiled walls, obscured double glazed window to side, radiator.

### **BEDROOM**

Coved ceiling, wall light points, double glazed window to front, radiator.

### **BEDROOM**

Coved ceiling, wall light point, double glazed sliding patio doors opening to sitting room/study, radiator.

### **SITTING ROOM/STUDY**

Tongue and groove panelling to half height, double glazed windows to side and rear enjoying a pleasant open aspect over the garden, radiator.

### **BEDROOM**

Built-in wardrobe cupboard and dressing table unit with shelving above, double glazed window to rear overlooking the garden, radiator.

### **BATHROOM**

Panelled bath fitted with electric shower and folding shower screen, low-level WC, pedestal wash basin, tiled walls, recessed lighting, obscured double glazed window to side, radiator.

### **FRONT GARDEN**

The garden to the front of the property is set behind a bank of mature shrubs and specimen tree. It is laid extensively to lawn with borders plants with a variety of shrubs, herbaceous and other plants and there is a generous driveway providing off-road parking and access to the integral garage. Side access can be gained to the:







## REAR GARDEN

Directly to the rear of the house is a generous paved terrace stepping down to the remainder of the garden which is laid extensively to lawn flanked by deep borders stocked with a variety of mature shrubs and with a central paved pathway leading to an attractive ornamental two tier pond and water feature surrounded by a further variety of shrubs including viburnum, hebe, bay and hypericum amongst others. Beyond the water garden is an aluminium framed greenhouse and a freestanding timber framed shed.

## GARAGE

Up and over door to front, personal door to rear, power and light, water softener, workshop area to rear.

## EPC Rating Band D.

## COUNCIL TAX

Band E approx. £2677.85 (2023/24)  
Folkestone & Hythe District Council.

## VIEWING

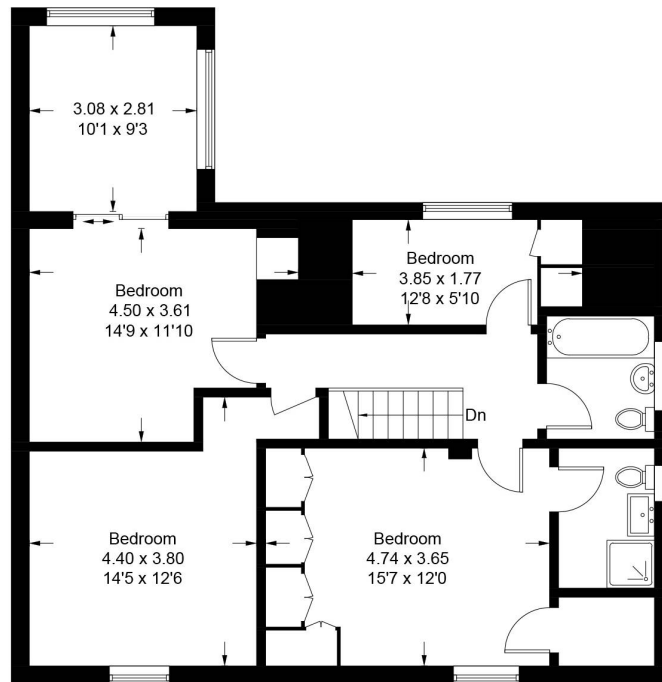
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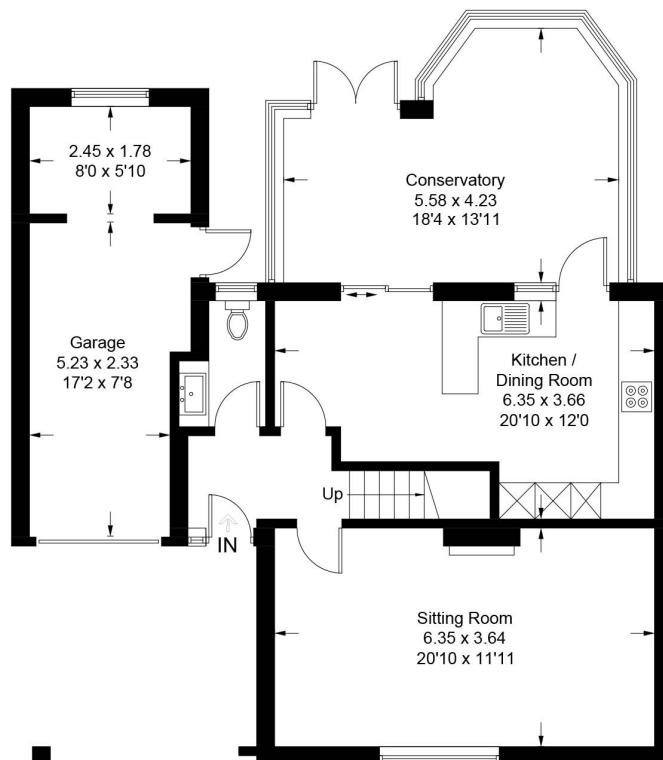
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# Inisheer, Lympne, CT21

Approximate Gross Internal Area  
Ground Floor = 74.2 sq m / 799 sq ft  
First Floor = 85.0 sq m / 915 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 177.6 sq m / 1912 sq ft



**First Floor**



**Ground Floor**

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